

ORDINANCE NO. 20080522-061

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO TRACT 100 LOCATED AT 4000 AVENUE B IN THE HYDE PARK NEIGHBORHOOD PLANNING AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a vertical mixed use building (V) combining district the Property described in Zoning Case No. C14-2007-0263.001, on file at the Neighborhood Planning and Zoning Department, as follows:

The east 67.5 feet of Lot 17 and the east 67.5 feet of the south 21 feet of Lot 18, Block 7, Hyde Park Addition No. Two Subdivision, a subdivision in the City of Austin, according to the map or plat of record in Volume 1, Page 75, of the Official Property Records of Travis County, Texas and as shown on in the tract map attached as Exhibit "A" (*Hyde Park Planning Area*),

located at 4000 Avenue B, in the Hyde Park neighborhood planning area, locally known as the area bounded by 51st Street on the north, Red River to 45th Street to Duval Street on the east, 38th Street on the south, and Guadalupe Street to 47th Street and along Waller Creek on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).

PART 2. The zoning district for the Tract 100 is changed from neighborhood commercial-mixed use-neighborhood conservation (LR-MU-NCCD) combining district to neighborhood commercial-mixed use-vertical mixed use building-neighborhood conservation (LR-MU-V-NCCD) combining district.

PART 3. Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

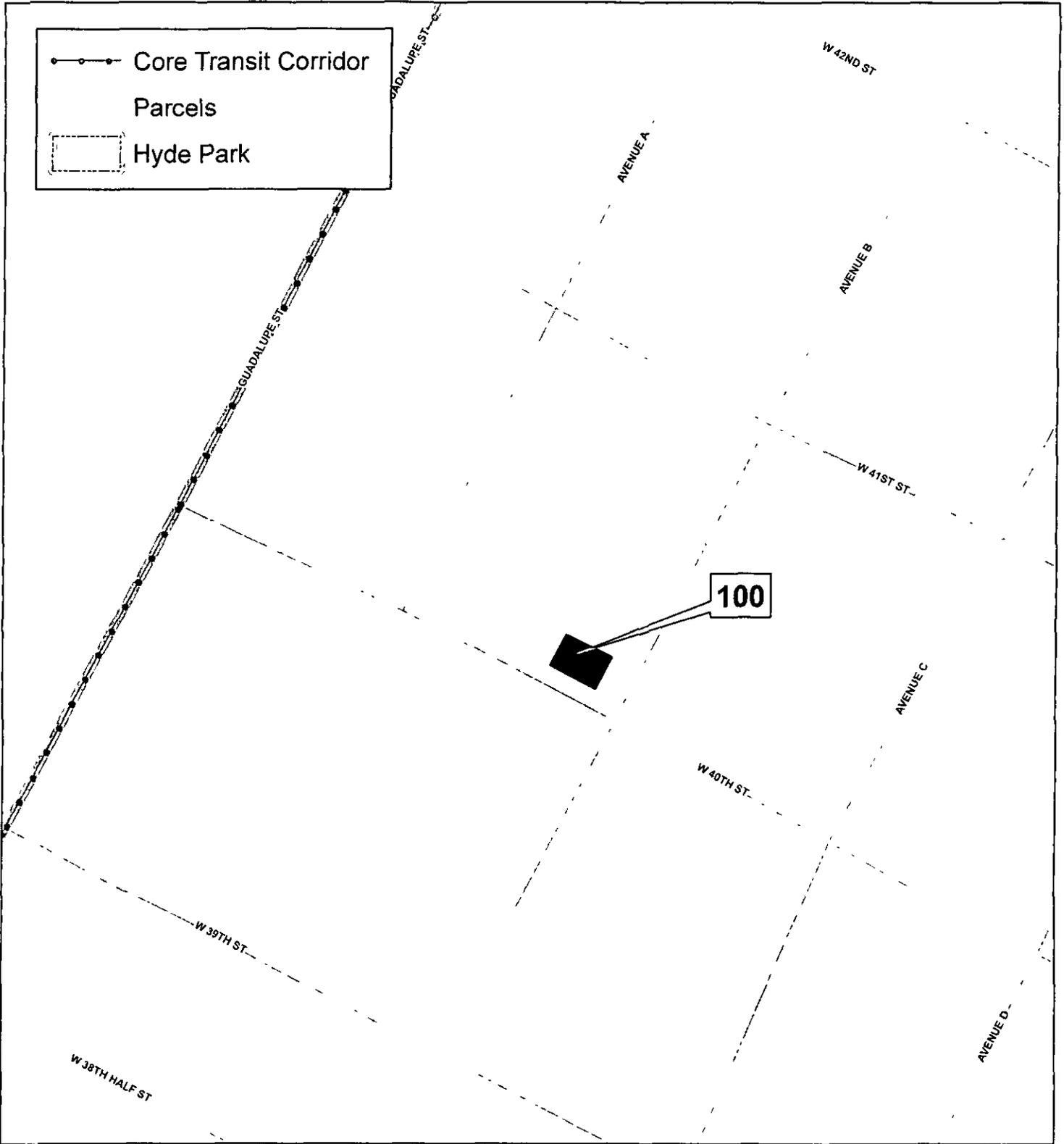


EXHIBIT A

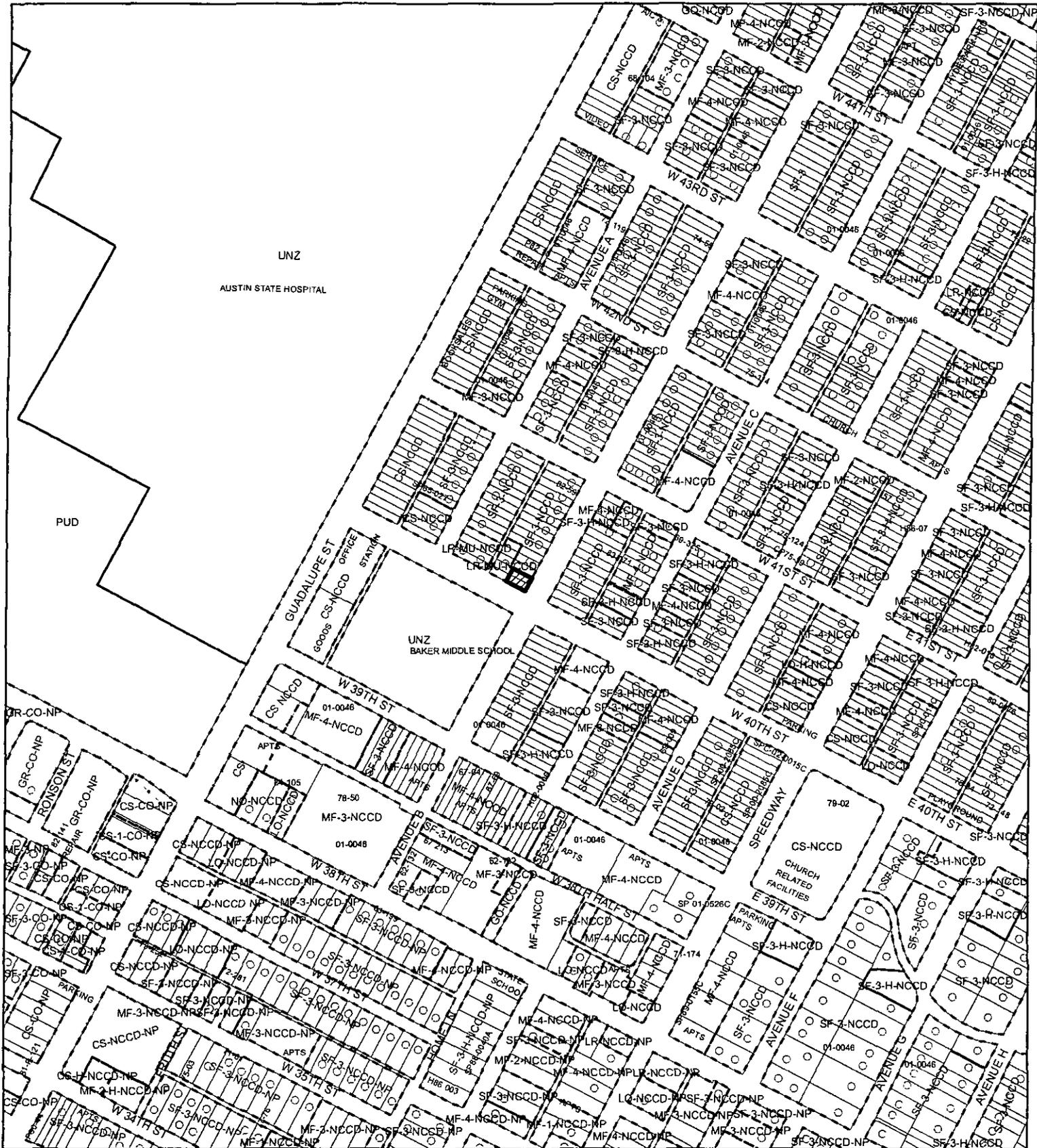
**Hyde Park Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
C14-2007-0263.001 (Tract 100)**

100 50 0 100 200 300 Feet



Produced by City of Austin
Neighborhood Planning and Zoning Dept
April 28, 2008

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ZONING EXHIBITS

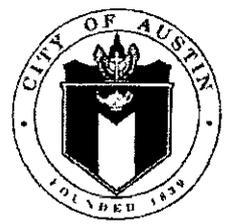


 **SUBJECT TRACT**

 **ZONING BOUNDARY**

 **PENDING CASE**

ZONING CASE# C14-2007-0263.001
ADDRESS 4000 AVENUE B
SUBJECT AREA 0.0713 ACRES
GRID J25
MANAGER W. RHOADES



OPERATOR S MEEKS

1" = 400'

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